



**Hubert Lodge, 2 South Street, Hythe SO45 6GS**  
**Prices from £347,950**

- A Churchill Retirement Complex for Residents Aged 60 and over in Central Hythe
- Master Bedroom + En-Suite Shower Room. Guest Double Bedroom + Bathroom
- 19'5 x 10'8 Living Room. Separate Kitchen with Integrated Appliances
- Owners Lounge with Coffee Bar. Cycle / Buggy Store with Charging Points





### **HUBERT LODGE**

Hubert Lodge is a modern, purpose built development of 43 one and two bedroom retirement apartments located in the waterfront village of Hythe. It has been named after Hubert Scott-Paine, creator of the iconic Supermarine Spitfire Aircraft and an important figure in Hythe's boat building history.

The development is ideally placed for the high street, home to a good selection of shops including Waitrose and Lidl supermarkets, a bakery, florist, optician, pharmacy and several coffee shops. You will also find a Library and Post office conveniently located in the village centre.

Located on the edge of Southampton Water, Hythe has one of the ten longest piers in the British Isles with the worlds longest Pier Train which runs up and down the Victorian Pier to the Ferry.



From the end of the pier, catch the ferry to the City of Southampton where you will find extensive Shopping and entertainment facilities. The nearby Hythe Marina Village is a unique development located on Southampton Water with 206 Berths, restaurants, bars, a boutique and a gym.

The New Forest National Park is just a stones throw away offering a variety of activities, including walking, cycling and pony trekking, or just enjoying a day out with friends and family.



### **PARKING**

Free parking available - subject to availability.

### **COMMUNAL ENTRANCE FOYER**

Video entry system. Doors to the Lodge Manager's Office. Access to the Owners Lounge and inner corridor leading to the lift and stairs.



### **OWNERS LOUNGE & COFFEE BAR**

The welcoming Owners Lounge is home to a variety of events and is a popular spot for a catch up with your friends and neighbours, or for settling in a quiet corner to enjoy a good book. There is a programme of events which include an array of social activities. From cheese and wine evenings to keep fit classes, there is something for everyone. Help yourself to tea, coffee and other refreshments from the coffee bar and log on to the communal Wi-Fi.

### **APARTMENT ENTRANCE HALL**

Multi locking system front door. Doors to all rooms including walk in storage cupboard. Wall mounted electric heater. Digital call system.



### **LIVING ROOM**

19' 5" x 10' 8" (5.92m x 3.25m)

Double glazed window(s) (upper floors) or French doors to patio (ground floor). Wall mounted electric heater. Door to kitchen.



## KITCHEN

7' 10" x 7' 10" (2.39m x 2.39m)

Double glazed window. Attractive fitted kitchen comprising stainless steel single drainer sink unit with chrome mixer tap and cupboard under. Further range of wall and base level, soft closing, cupboard and drawer units with ample work surfaces and tiled surrounds. Integrated appliances include an electric waste-height oven, ceramic hob with cooker hood over, upright fridge freezer and washer dryer. Provision for dishwasher. LED down lights.



## MASTER BEDROOM

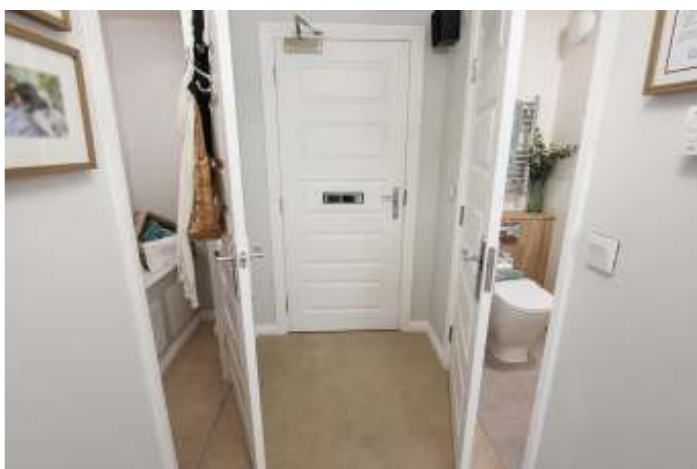
22' 2" x 9' 4" (6.76m x 2.84m)

Double glazed window. Wall mounted electric radiator. Walk in wardrobe with hanging rails and shelving.

## EN-SUITE SHOWER ROOM

6' 11" x 5' 6" (2.11m x 1.68m)

Three piece white suite comprising a low level spacious tiled shower cubicle with chrome shower fittings and grab rail, concealed cistern push button flush wc and vanity unit wash hand basin with chrome mixer tap, cupboard under and illuminated bathroom cabinet. Recessed LED lights. Chrome heated towel rail. Non slip flooring.



## DOUBLE BEDROOM / DINING ROOM

15' 8" x 9' 3" (4.78m x 2.82m)

Double glazed window. Wall mounted electric radiator. Fitted twin door wardrobe.



## BATHROOM

6' 11" x 5' 8" (2.11m x 1.73m)

Three piece white suite comprising a panel enclosed bath with chrome mixer taps, shower fittings and grab rail, concealed cistern push button flush wc and vanity unit wash hand basin with chrome mixer tap, cupboard under and illuminated bathroom cabinet. Recessed LED lights. Chrome heated towel rail. Non slip flooring. Emergency assistance button.



## **COMMUNAL FACILITIES**

As well as the Owners Lounge and coffee bar there is a Guest Suite with shower room for visitors. Refuse room. Cycle and buggy store with charging points. Fully maintained external gardens. All apartments are fitted with a careline support system. This is connected to a 24 hour support service, so in the event of an emergency, you have direct contact with either the Lodge Manager or a member of the call-centre team, 24 hours a day, 365 days a year. The system also provides video door entry with a standard TV, allowing residents to view any visitors on your TV before you choose to let them into the main entrance.

## **ADDITIONAL INFORMATION**

Service charges and additional information available from the sales Office at Hubert lodge.

### TYPICAL ONE BEDROOM APARTMENT LAYOUT

Kitchen	7'6" x 8'11"	2325mm x 2765mm
Living room	10'4" x 12'7"	3180mm x 3915mm
Dining room	8'6" x 8'11"	2615mm x 2700mm
Bedroom	9'3" x 12'6"	2835mm x 3800mm



### TYPICAL TWO BEDROOM APARTMENT LAYOUT

Kitchen	7'6" x 9'6"	2325mm x 2960mm
Living room	12'6" x 16'0"	3900mm x 5000mm
Bedroom one	11'4" x 12'2"	3500mm x 3700mm
Bedroom two	11'4" x 11'7"	3500mm x 3500mm
Main entrance	6'4" x 11'7"	1950mm x 3500mm
Bathroom one	6'2" x 10'4"	1880mm x 3150mm
Bathroom two	5'8" x 6'7"	1750mm x 2000mm



St John's Street



Site Plan and Ground Floor

- One bedroom apartment
- Two bedroom apartment
- Communal areas

- BS Buy-in Store
  - CB Coffee Bar
  - E Entrance
  - OFF Office
  - PL Plant room
  - R Reception
  - WC Communal WC
- Recesses on selected apartments

First Floor



Second Floor



Hotspur House  
Prospect Place  
Hythe  
SO45 6AU

[www.hytheandwaterside.com](http://www.hytheandwaterside.com)  
[wayne@hytheandwaterside.com](mailto:wayne@hytheandwaterside.com)  
0238 0845 434

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

